

Mr Jonathan Wright
Planning Solutions Ltd
83 Crabtree House
London
SW6 6LR

Application Ref: **2015/2695/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

24 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
Unit 4A
1-8 New College Parade
Finchley Road
London
NW3 5EP

Proposal:

Variation of condition 2 (approved plans) and 4 (secure and covered cycle storage details) of planning permission 2014/2693/P dated 24/07/2014 for change of use from first floor dental surgery (Class D1) to studio flat (Class C3), namely to remove the requirement for the cycle stand to be covered.

Drawing Nos: Location Plan at 1:1250; Proposed Plan at 1:200 dated 20.03.2015 and Sheffield Cycle Stand specification from Barriers Direct.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purpose of this decision, condition No. 2 of planning permission



2014/2693/P dated 24/07/2014 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan at 1:1250; Proposed Plan at 1:200 dated 20.03.2015, Sheffield Cycle Stand specification from Barriers Direct, 094-01, 094-05, Design & Access Statement, and Lifetime Homes Statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 For the purpose of this decision, condition No. 4 of planning permission 2014/2693/P dated 24/07/2014 shall be replaced with the following condition:

REPLACEMENT CONDITION 4

One Sheffield stand shall be provided within the rear yard area as shown on 'Proposed Plan dated 20.03.2015', the facility shall be provided in its entirety prior to the first occupation of the new unit and thereafter permanently retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting

This application seeks to vary condition 4 of planning permission 2014/2693/P dated 24/07/2014 to remove the requirement for the new cycle stand to be covered. The applicant proposes to install a "Sheffield" cycle stand, which could accommodate 2 bicycles, 1 either side. However, providing a cover would be impractical due to the small yard in which the cycle stand would be located and the room it would take up. The proposed stand is considered to be acceptable due to the relatively secure nature of the rear yard, combined with the high level of natural surveillance from surrounding residential properties.

The location of the cycle stand will require users to carry their bicycles up through the building and the narrow nature of the stand may limit the ability to lock two wheels to the stand; however, due to the space constraints at the site, this approach is considered to be acceptable.

No objections have been raised in relation to the application. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS11 and CS16

of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP17 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 6.1 and 6.9 of the London Plan 2015; and the provisions of paragraphs 14, 17 and 29 - 41 of the National Planning Policy Framework 2012.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 3 You are advised that all conditions relating to planning permission 2014/2693/P dated 24/07/2014 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment